

SNAPSHOT of HOME Program Performance--As of 06/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Charleston Consortium**

State: **WV**

PJ's Total HOME Allocation Received: **\$15,372,455**

PJ's Size Grouping*: **B**

PJ Since (FY): **1994**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	4			
Program Progress:							
% of Funds Committed	88.83 %	90.90 %	4	93.55 %	11	15	
% of Funds Disbursed	83.42 %	85.15 %	3	86.03 %	26	30	
Leveraging Ratio for Rental Activities	0	1.8	3	4.83	0	0	
% of Completed Rental Disbursements to All Rental Commitments***	96.01 %	40.92 %	3	81.34 %	62	54	
% of Completed CHDO Disbursements to All CHDO Reservations***	45.96 %	36.51 %	3	70.65 %	11	13	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	27.86 %	52.04 %	4	81.57 %	0	1	
% of 0-30% AMI Renters to All Renters***	20.00 %	30.72 %	2	45.66 %	6	10	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	82.14 %	87.46 %	3	96.25 %	4	7	
Overall Ranking:			In State:	4 / 4	Nationally:	3 7	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$8,429	\$12,526		\$27,146	140 Units	28.40 %	
Homebuyer Unit	\$26,691	\$16,262		\$15,140	347 Units	70.40 %	
Homeowner-Rehab Unit	\$7,317	\$24,627		\$20,860	6 Units	1.20 %	
TBRA Unit	\$0	\$313		\$3,210	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Charleston Consortium WV

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$6,277	\$75,719	\$7,317
State:*	\$48,161	\$68,735	\$33,700
National:**	\$97,127	\$76,352	\$23,684

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 0.97

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	48.7	73.4	50.0	0.0	Single/Non-Elderly:	40.0	42.5	16.7	0.0
Black/African American:	49.6	24.6	50.0	0.0	Elderly:	32.2	3.5	0.0	0.0
Asian:	0.9	0.9	0.0	0.0	Related/Single Parent:	27.0	29.2	66.7	0.0
American Indian/Alaska Native:	0.0	0.3	0.0	0.0	Related/Two Parent:	0.0	21.1	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.3	0.0	0.0	Other:	0.9	3.8	16.7	0.0
American Indian/Alaska Native and White:	0.9	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.3	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.0	0.3	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	67.8	39.3	83.3	0.0	Section 8:	95.7	0.0 [#]		
2 Persons:	20.0	22.3	0.0	0.0	HOME TBRA:	0.0			
3 Persons:	8.7	21.1	16.7	0.0	Other:	4.3			
4 Persons:	1.7	13.3	0.0	0.0	No Assistance:	0.0			
5 Persons:	0.0	2.9	0.0	0.0					
6 Persons:	1.7	1.2	0.0	0.0					
7 Persons:	0.0	0.0	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0	# of Section 504 Compliant Units / Completed Units Since 2001			134	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Charleston Consortium

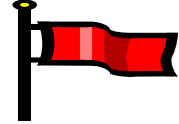
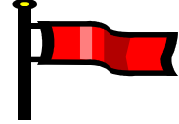
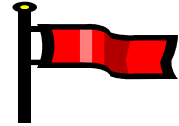
State: WV

Group Rank: 3
 (Percentile)

State Rank: 4 / 4 PJs

Overall Rank: 7
 (Percentile)

Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 74.60%	96.01	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 52.28%	45.96	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	27.86	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.32%	82.14	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.030	2.36	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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